



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2682
www.raleighnc.gov

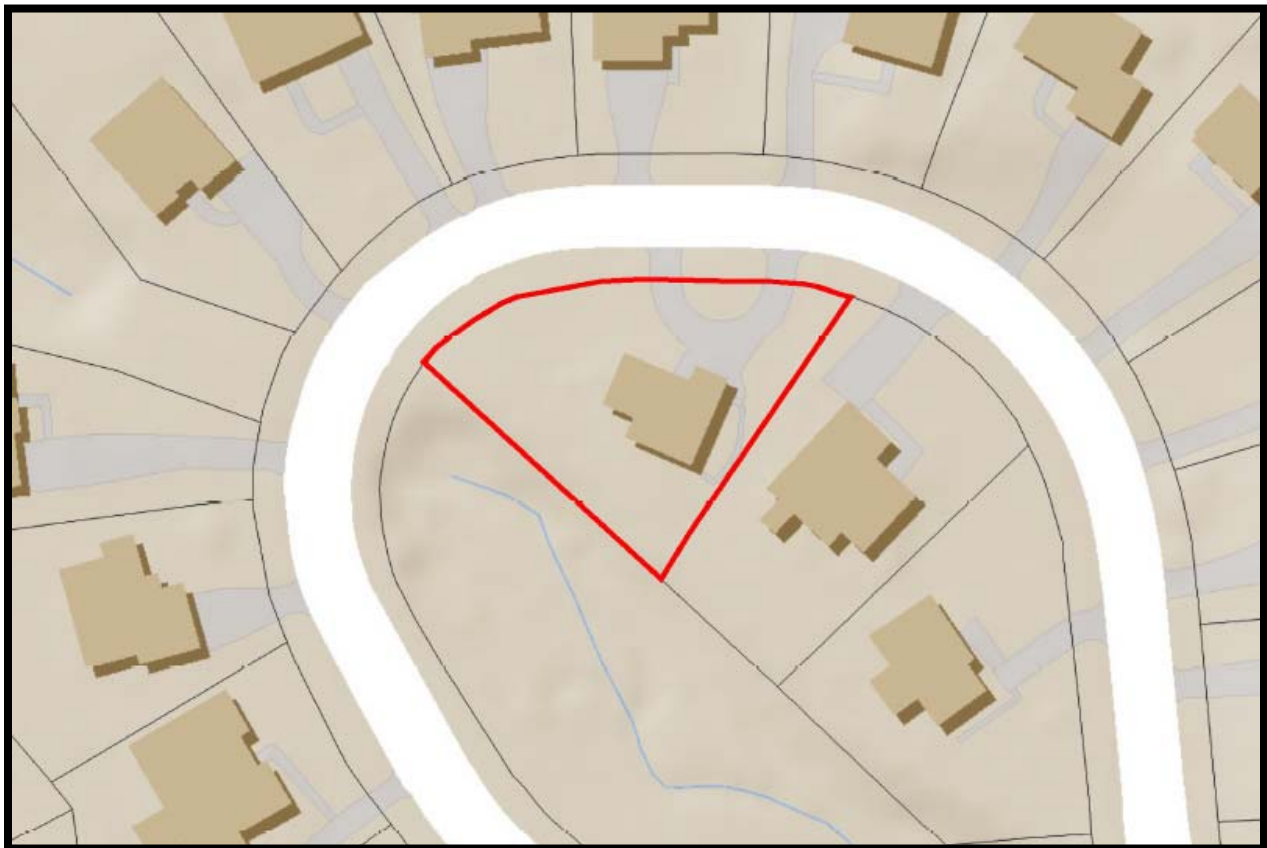
Case File: A-115-17

Property Address: 4829 Little Falls Drive

Property Owner: Nora Bulluck

Project Contact: Lloyd Blevins

Nature of Case: A request for a 5' street setback variance to the requirements set forth in Section 2.2.1. of the Unified Development Ordinance in order to permit a proposed expansion to an existing detached house that results in a 15' street setback on a .25 acre parcel zoned Residential-4 and located at 4829 Little Falls Drive.

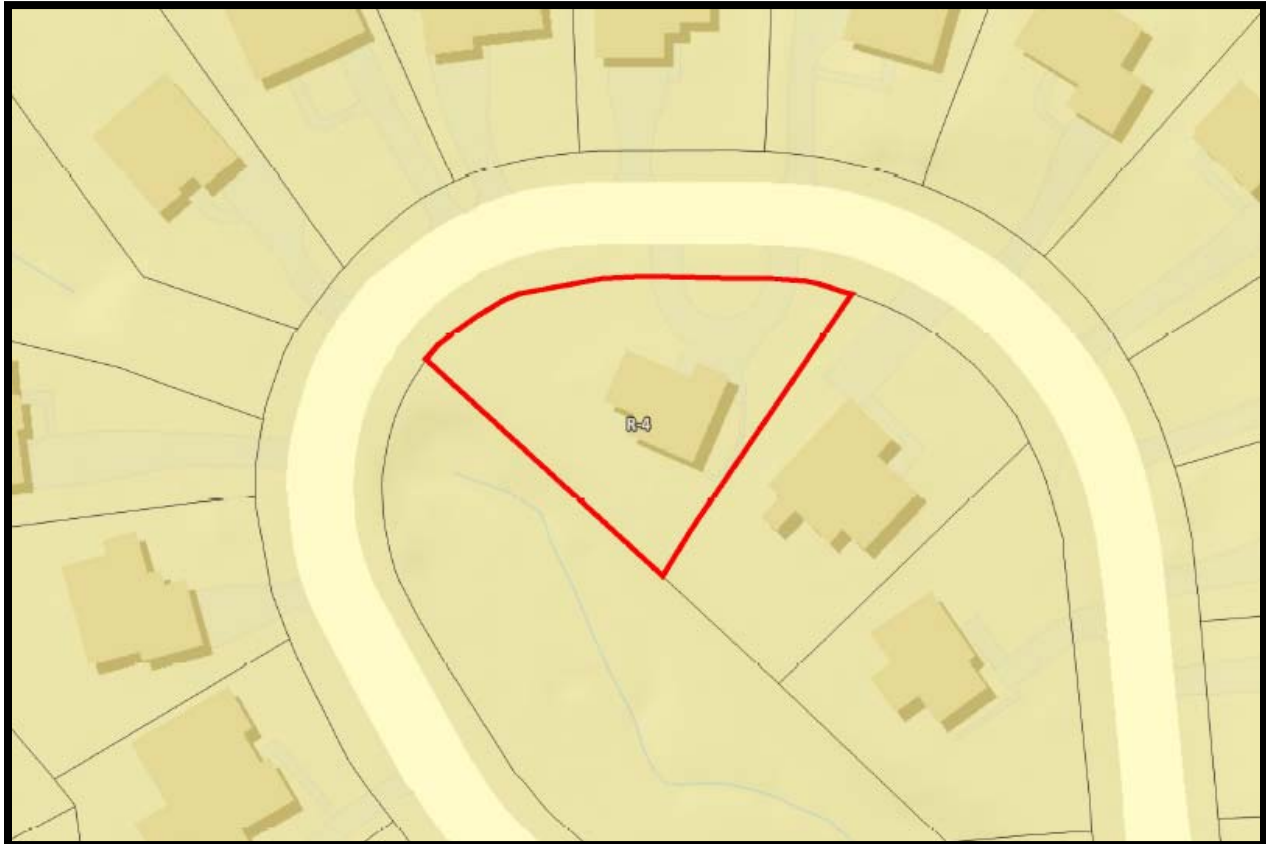


4829 Little Falls Drive – Location Map

To BOA: 10-9-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



4829 Little Falls Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

Lot Dimensions

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Application for Variance

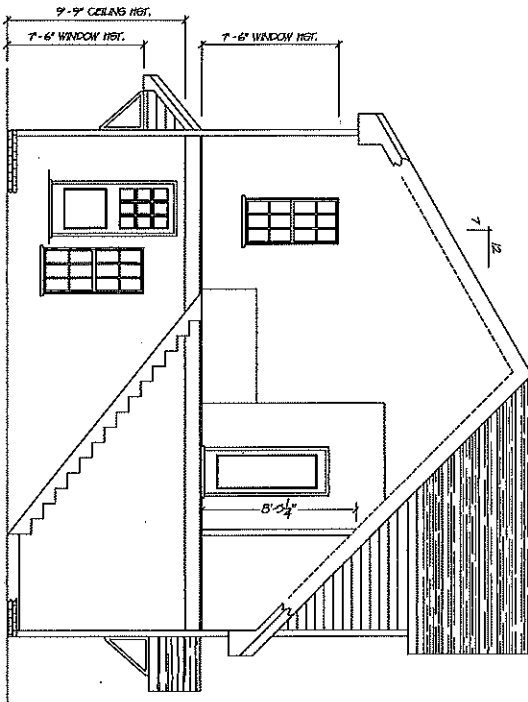


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

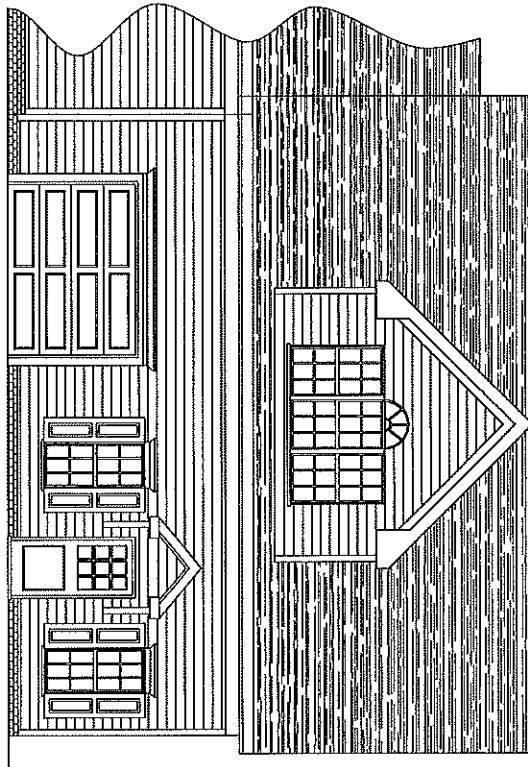
Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>To allow front right hand corner of proposed addition to current structure to extend beyond front set-back by approximately 5 feet due to the following:</p> <ul style="list-style-type: none">• Increase distance from 100 year flood plain• Increase access to rear of the residence due to topography of lot falling off to creek• Allow roof lines of existing structure to be captured by new addition which will allow precipitation to be dispersed more effectively.• Allow reduction of impervious area of driveway	<p>Transaction Number</p> <p>A-115-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p>	

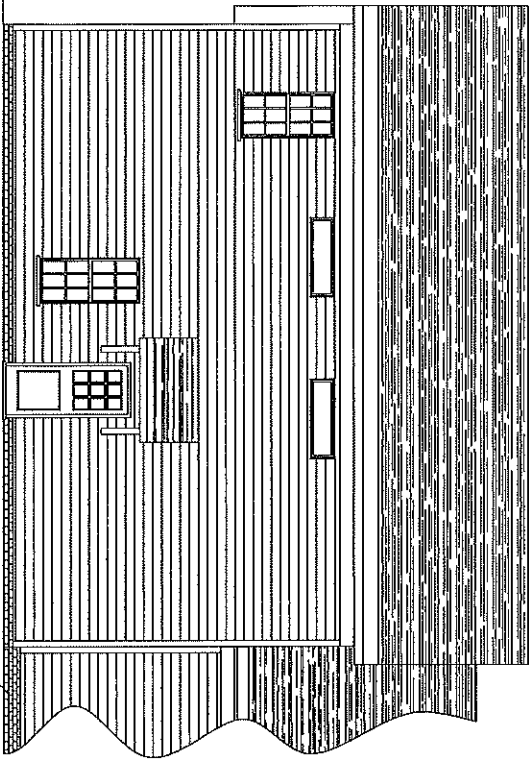
GENERAL INFORMATION		
Property Address	4829 Little Falls Dr, Raleigh NC 27609	Date 9/5/17
Property PIN	1706.16-83-7017	Current Zoning Residential
Nearest Intersection	Little Falls Dr and Latimer Rd	Property size (in acres) .255
Property Owner	Nora L Bulluck	Phone 919-783-5759 Fax n/a
Owner's Mailing Address	4829 Little Falls Dr, Raleigh NC 27609	Email norabulluck@gmail.com
Project Contact Person	Lloyd Hal Blevins JR	Phone 919-810-8225 Fax n/a
Contact Person's Mailing Address	7845 Melcombe Way, Wake Forest NC 27587	Email chuck.blevins@veolia.com
Property Owner Signature		Email norabulluck@gmail.com
Notary	Sworn and subscribed before me this 5 th day of September, 2017	Notary Signature and Seal



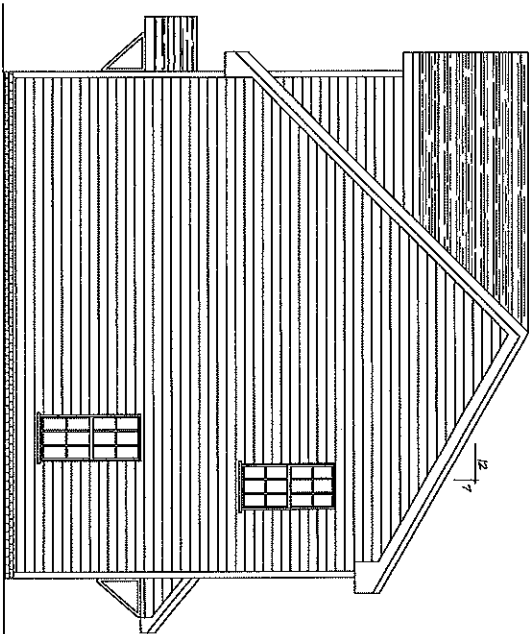
LEFT ELEVATION PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION PLAN
SCALE: 1/4" = 1'-0"



BACK ELEVATION PLAN
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION PLAN
SCALE: 1/4" = 1'-0"

CHUCK & NORA'S
CONSTRUCTION CO.

TITLE
GARAGE
ELEVATION PLANS

SHEET NO.

1 of 4

JOB NO.
04
DATE
07-10-17
DRAWING NO.
NORA-034

REVISIONS

DRAWN BY: LHB
CHECKED: —
DATE: 07-10-17
PLAT DATE:
REV. NO. DATE

SURVEY FOR

NORA LYNN BULLOCK

LOT 29, THE CASCADES SUBDIVISION

4829 LITTLE FALLS DRIVE

PIN# 1706.16-83-7017

REF: D.B. 10393, PAGE 452

REF: B.M. 1988, PAGE 1025

CITY OF RALEIGH

WAKE COUNTY, NORTH CAROLINA

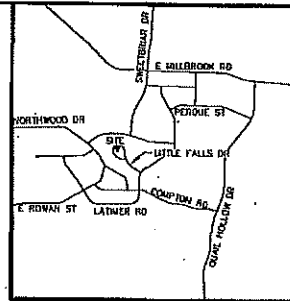
AUGUST 16, 2017

PLAN INFORMATION BLOCK		
FOOTPRINT	TOTAL SQ.FT.	REMARKS
CRNL	BASEMENT	FACADE
SLAB	MEAN HEIGHT IN'.	SURFACE AREA

NOTE: ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND AGDOT STANDARDS AND SPECIFICATIONS

NOTE:

THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).



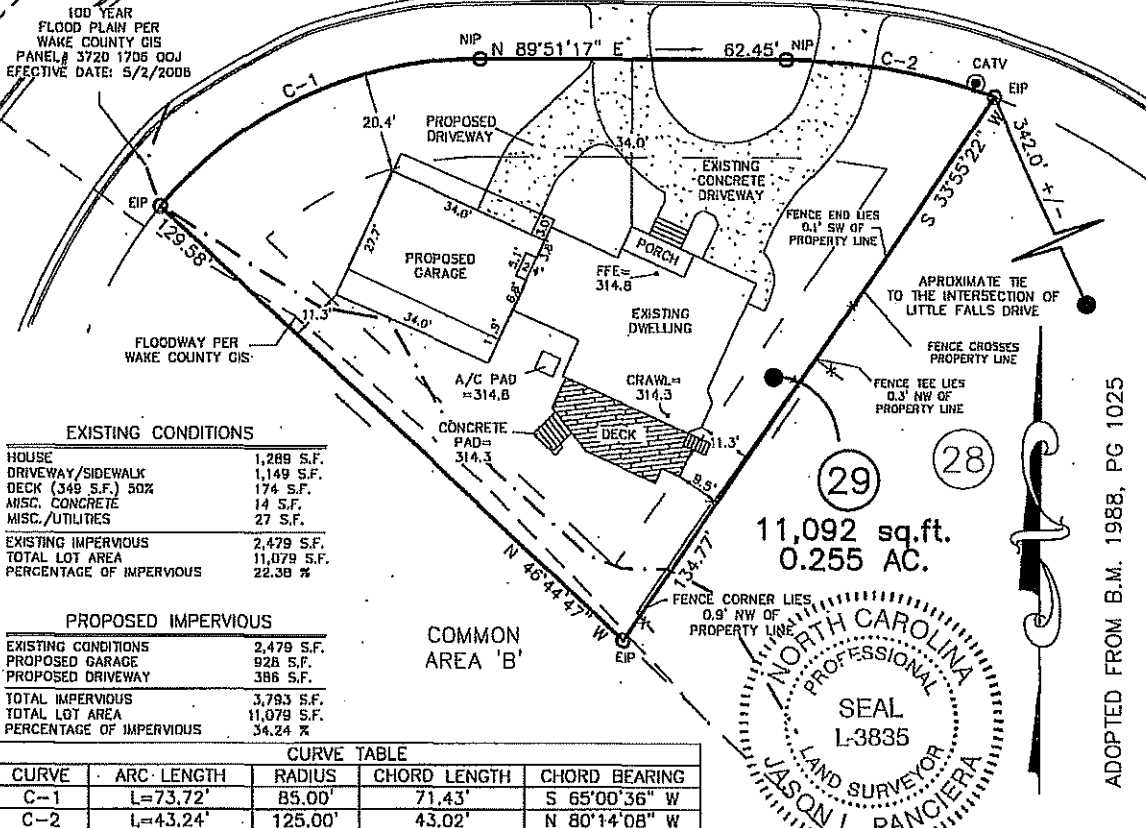
VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT

LITTLE FALLS DRIVE
50' PUBLIC R/W

100 YEAR
FLOOD PLAIN PER
WAKE COUNTY GIS
PANEL# 3720 1706 00J
EFFECTIVE DATE: 5/2/2008



EXISTING CONDITIONS

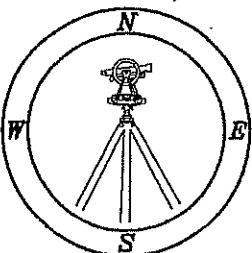
HOUSE	1,289 S.F.
DRIVEWAY/SIDEWALK	1,149 S.F.
DECK (349 S.F.) 50%	174 S.F.
MISC. CONCRETE	14 S.F.
MISC./UTILITIES	27 S.F.
EXISTING IMPERVIOUS	2,479 S.F.
TOTAL LOT AREA	11,079 S.F.
PERCENTAGE OF IMPERVIOUS	22.38 %

PROPOSED IMPERVIOUS

EXISTING CONDITIONS	2,479 S.F.
PROPOSED GARAGE	928 S.F.
PROPOSED DRIVEWAY	386 S.F.
TOTAL IMPERVIOUS	3,793 S.F.
TOTAL LOT AREA	11,079 S.F.
PERCENTAGE OF IMPERVIOUS	34.24 %

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	L=73.72'	85.00'	71.43'	S 65°00'36" W
C-2	L=43.24'	125.00'	43.02'	N 80°14'08" W



**CAWTHORNE, MOSS
& PANCIERA, P.C.**

Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3835

ADOPTED FROM B.M. 1988, PG 1025

1706837017
BULLUCK, NORA LYNN
4829 LITTLE FALLS DR
RALEIGH NC 27609-5983

1706824999
CADWALLADER, STEPHEN CRAIG JR
4852 LITTLE FALLS DR
RALEIGH NC 27609-5900

1706827923
CADY COUSTRUCTION COMPANY INC
847 WAKE FOREST BUSINESS PARK
STE 101
WAKE FOREST NC 27587-6576

1706828936
SHOULARS, HUDSON WILSON III
SHOULARS, LAURIE WRENN
4809 LITTLE FALLS DR
RALEIGH NC 27609-5983

1706833197
CADY COUSTRUCTION COMPANY INC
847 WAKE FOREST BUSINESS PARK
STE 101
WAKE FOREST NC 27587-6576

1706834036
GALLAGHER, JOHN WILLIAM GALLAGHER,
KATHLEEN JP
4848 LITTLE FALLS DR
RALEIGH NC 27609-5900

1706834290
BECKMAN, JOHN STEPHEN
4840 LITTLE FALLS DR
RALEIGH NC 27609-5900

1706835272
MCDUFFEE, FREDERICK THOMAS
MCDUFFEE, ATHY ANN
4836 LITTLE FALLS DR
RALEIGH NC 27609-5900

1706836244
GRAHAM, JODY LEISERSON
4832 LITTLE FALLS DR
RALEIGH NC 27609-5900

1706837083
MCCOLLUM, ROBERT ALLEN HARDISON,
KATHRYN GREY
4821 LITTLE FALLS DR
RALEIGH NC 27609-5983

1706837224
GRANTHAM, STEWART MICHAEL MILLS,
ELIZABETH S
4828 LITTLE FALLS DR
RALEIGH NC 27609-5900

1706837293
GORHAM, GEOFFREY W
7905 T MAC RD
WENDELL NC 27591-6993

1706838281
HOPPER, KEVIN P DE LA CRUZ, CRYSTAL
J
4820 LITTLE FALLS DR
RALEIGH NC 27609-5900

1706839156
REID, ELIZABETH WELLS COLLINS,
THOMAS LEE CARLISLE
4816 LITTLE FALLS DR
RALEIGH NC 27609-5900

